

**From:** [REDACTED]  
**Sent:** Thu, 27 Feb 2020 12:09:43 +1100  
**To:** City of Wagga Wagga  
**Cc:** Councillor Paul Funnell;Councillor Kerry Pascoe;Councillor Yvonne Braid;Councillor Tim Koschel;Councillor Dallas Tout;Councillor Greg Conkey;Councillor Rod Kendall;Councillor Vanessa Keenan;Councillor Dan Hayes  
**Subject:** Objection to DA20/0062

[REDACTED]  
General Manager,  
Wagga Wagga City Council,  
Dear Sir/Madam,  
ATTENTION: Jessica Facey

RE: Application No: DA20/062 File No:D/2020/0062

We strongly object to the above proposed development for alterations and additions including garage and secondary dwelling at 21 Wollundry Avenue, Wagga Wagga.

It is not consistent with the objectives of the zone, and does not comply with the DCP.

Cooedong Lane is unique in the Wagga Wagga Conservation Area, providing pedestrian access and the only vehicular access for Wollundry Avenue residents on the southern side of the laneway, as well as garage access for residents of Freer Street. This presents many problems for parking, both for residents and visitors. To add another dwelling would also add to the parking problems and access for emergency vehicles.

Council Development Control Plan 3.3.2 Objectives state:

03 Encourage new buildings to respond positively to the character of adjoining and nearby buildings.

04 Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

The streetscape is considered contributory towards the Heritage Conservation Area.

Cooedong Lane consists entirely of single storey garages.

To impose a second storey residence above the double garage and store room does not respond positively to the character of adjoining and nearby buildings, nor is it sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

This proposal would have an unacceptable bearing and imposition on the public domain of Cooedong Lane and would change the character and amenity of this unique lane.

Controls - Alterations and Additions

C3 Additions are to retain, and be subservient in form and scale, to the primary form of the building.

C4 New work is to be below the main ridge height of the building, and be articulated from the primary form by setbacks in the walls and height of the roof. Maintain a descending scale to the rear.

A two storey residence would not be subservient in form and scale to the primary form of the building. It would be above the ridge height of the main residence, and would be visually prominent along Cooedong Lane and Wollundry Avenue footpath.

The application states that the dimensions of the garage are not within control C4 and the roof pitch of 30 degrees is steeper than the main residence, therefore the proposal does not comply with the DCP.

It also states the eave level over the stair area is higher than 4.2 metres. What is the actual height of the building. The plans supplied are inadequate as they do not show the total height of the proposed building.

Council Heritage Advisor, John Oultram was concerned at the size of the secondary dwelling.  
Secondary dwellings on rear lanes

O2 Avoid inappropriately bulky and visually intrusive structures on rear lanes.

Although the current trend seems to be to construct secondary dwellings over garages in some rear lanes, this would be inappropriate, bulky and visually intrusive on Cooedong Lane which consists entirely of single storey garages. Again, if the precedent is allowed, this would change the character and amenity of the lane.

The part of Wagga Wagga now known as the Heritage Conservation Area was proclaimed more than 30 years ago as a result of research and representation by citizens who realised the individuality of the city. Central Wagga Wagga has character that marks it out from other cities of similar size across the country. We must retain this character, and we must not overturn the efforts of those who three or four decades ago, persuaded Council that we have a treasure, Central Wagga Wagga, that tells of our history.

Council's current agenda to increase the density of the CBD is being done contrary to the DCP Section 3, Heritage Conservation, at the expense of the Heritage Conservation Area and against the wishes of the residents.

The applicant for this development at 21 Wollundry Avenue is the same applicant as for 17 Wollundry which was given approval last year. This is the "similar secondary dwelling recently approved nearby" referred to in this DA. This approval was given despite numerous objections from the residents of Cooedong Lane and should be rescinded. Councillors and council officers are giving preference to the wishes of developers and not the voice of the residents.

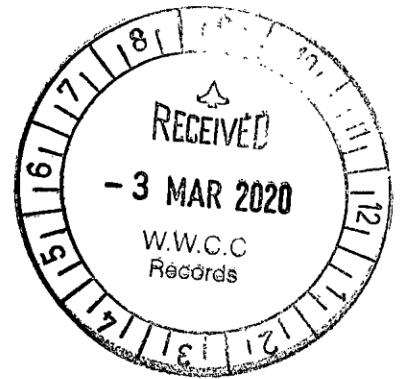
**We have been informed by an intermediary that the applicant has threatened to take legal action and sue if any objections are lodged by concerned residents. We find this very intimidating and an attempt to prevent due process.**

Hopefully we have learnt from mistakes made in the past before declaration of the conservation area, and do not compromise the integrity of the area further with inappropriate development.

We sincerely request Council to reject this development application.

Yours faithfully,





General Manager  
Wagga Wagga City Council

Dear Sir/Madam

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The streetscape is considered contributory towards the Heritage Conservation Area. Cooedong Lane consists entirely of single storey garages. To impose a second storey residence above the double garage and store room does not respond positively to the character of adjoining and nearby buildings, nor is it sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.



Although the current trend seems to be to construct secondary dwellings over garages in some rear lanes, this would be inappropriate, bulky and visually intrusive on Cooedong Lane which consists entirely of single storey garages. Again, if the precedent is allowed, this would change the character and amenity of the lane. The part of Wagga Wagga now known as the Heritage Conservation Area was proclaimed more than 30 years ago as a result of research and representation by citizens who realised the individuality of the city.

Central Wagga Wagga has character that marks it out from other cities of similar size across the country. We as residents must strive to retain this character, and we must not overturn the efforts of those who three or four decades ago, persuaded Council that we have a treasure, Central Wagga Wagga, that tells of our history.

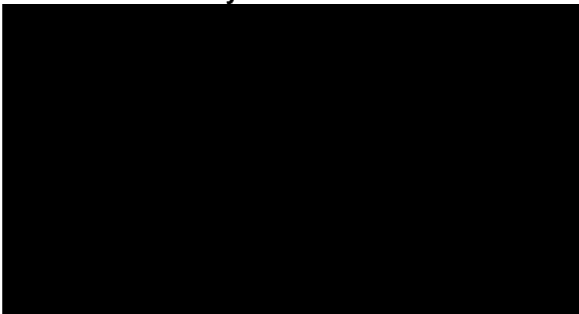
Council's current agenda to increase the density of the CBD is being done contrary to the DCP Section 3, Heritage Conservation, at the expense of the Heritage Conservation Area and against the wishes of the residents.

The applicant for this development at 21 Wollundry Avenue is the same applicant as for 17 Wollundry which was given approval last year. This is the "similar secondary dwelling recently approved nearby" referred to in this DA. This approval was given despite numerous objections from the residents of Cooedong Lane and others living nearby and should be rescinded. Councillors and council officers are giving preference to the wishes of developers and not the voice of the residents.

**I have been informed by an intermediary that the applicant has threatened to take legal action and sue if any objections are lodged by concerned residents. We find this very intimidating and an attempt to prevent due process.**

Hopefully it has been learnt from mistakes made in the past before declaration of the conservation area. I respectfully ask that Wagga Wagga City Council not compromise the integrity of the area further with inappropriate development and I sincerely request Council to reject this development application.

Yours faithfully



25 February, 2020



General Manager,  
Wagga Wagga City Council,

Dear Sir/Madam,

ATTENTION: Jessica Facey

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The streetscape is considered contributory towards the Heritage Conservation Area. Cooedong Lane consists entirely of single storey garages.

To impose a second storey residence above the double garage and store room does not respond positively to the character of adjoining and nearby buildings, nor is it sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

This proposal would have an unacceptable bearing and imposition on the public domain of Cooedong Lane and would change the character and amenity of this unique lane.

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A two storey residence would not be subservient in form and scale to the primary form of the building. It would be above the ridge height of the main residence, and would be visually prominent along Cooedong Lane and Wollundry Avenue footpath.

The application states that the dimensions of the garage are not within control C4 and the roof pitch of 30 degrees is steeper than the main residence, therefore the proposal does not comply with the DCP.

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The part of Wagga Wagga now known as the Heritage Conservation Area was proclaimed more than 30 years ago as a result of research and representation by citizens who realised the individuality of the city. Central Wagga Wagga has character that marks it out from other cities of similar size across the country. We must retain this character, and we must not overturn the efforts of those who three or four decades ago, persuaded Council that we have a treasure, Central Wagga Wagga, that tells of our history.

Council's current agenda to increase the density of the CBD is being done contrary to the DCP Section 3, Heritage Conservation, at the expense of the Heritage Conservation Area and against the wishes of the residents.

The applicant for this development at 21 Wollundry Avenue is the same applicant as for 17 Wollundry which was given approval last year. This is the "similar secondary dwelling recently approved nearby" referred to in this DA. This approval was given despite numerous objections from the residents of Cooedong Lane and should be rescinded. Councillors and council officers are giving preference to the wishes of developers and not the voice of the residents.

**We have been informed by an intermediary that the applicant has threatened to take legal action and sue if any objections are lodged by concerned residents. We find this very intimidating and an attempt to prevent due process.**

Hopefully we have learnt from mistakes made in the past before declaration of the conservation area, and do not compromise the integrity of the area further with inappropriate development.

We sincerely request Council to reject this development application.

Yours faithfully,



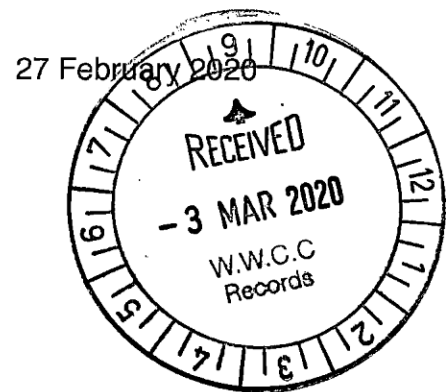
[REDACTED]

General Manager,  
Wagga Wagga City Council,

Dear Sir/Madam,

ATTENTION: Jessica Facey

RE: Application No: DA20/062 File No:D/2020/00622



I strongly object to the above proposed development for double garage and secondary dwelling at 21 Wollundry Avenue, Wagga Wagga. The dimensions of the garage are not within control C4, the roof pitch is steeper than the main residence. It is not consistent with the objectives of the zone and does not comply with the DCP.

Cooedong Lane has special qualities that make it a significant item in the Wagga Conservation area. As well as pedestrian access, it provides the only vehicular access for Wollundry Avenue residents on the southern side of the laneway and also garage access for residents of Freer Street. All the buildings along the laneway are single storey garages.

#### 3.2.4 Development in the vicinity of a heritage item:

- O1 Encourage development in the vicinity of a heritage item to be designed and sited to protect the significance of the heritage item.
- C2 Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
  - (d) Retaining and respecting significant views to and from the heritage item.

A second storey dwelling above the garage would impose and make significant change to the views from all directions.

There would be a loss of privacy to immediate neighbours on both sides of the laneway.

It would overshadow the adjoining properties.

The proposed development would have an unacceptable impact on neighbours and the surrounding environment and change the character and amenity of Cooedong Lane.

We have already lost much of our heritage through past mistakes and urge Council to reject this development application.

Yours faithfully,

[REDACTED]

The Town Planner,  
03/03/20

I wish to lodge my objection to the planned development at 21 Wollundry Avenue. I feel that the development will have a negative impact on the immediate neighbours and the surrounding environment.

Cooedong Lane at the moment consists entirely of single storey garages. To impose a double story building would be visually intrusive and bulky and not sympathetic with the character of the lane. It would in no way be

sympathetic with the style and character of the adjoining buildings which are situated in a conservation area.

I understand that additions are to retain and be subservient in form and scale to the primary form of the building, and to be below the main ridge height of the building and maintain a descending scale to the rear,

From the plans submitted I understand the exact opposite be the case. The roofline of the garage is higher than the ridge line of the primary residence, and would be visually prominent along Cooedong Lane and

Wollundry Avenue footpath.

Parking problems already exist in Cooedong lane; these are further exacerbated by school parents parking wherever they please, often in front of existing garage doors and always in positions most favourable to themselves

forcing through traffic and residents to run the gauntlet of overhanging trees and vegetation. Adding a further residence to the lane would only add to the problems experienced as having access to a garage door does not necessarily

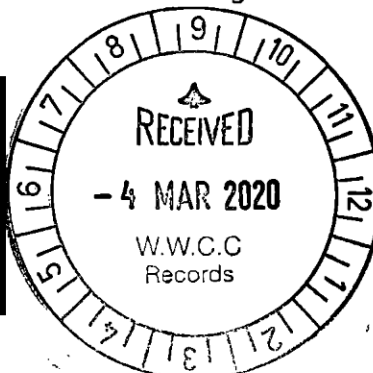
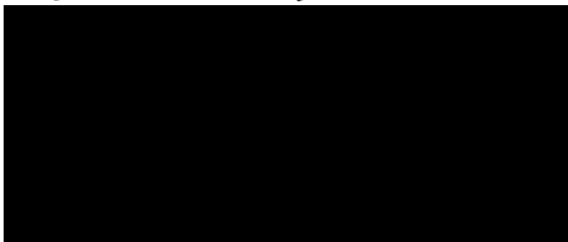
mean that the resident will use it at all times, as evidenced by resident's cars squeezed up against fences and angled across concrete entrances into garages and car-ports.

As well as the visual bulk of the addition there would be a loss of privacy to immediate neighbours on both sides of the laneway and it would overshadow the adjoining property on the corner of Cooedong Lane and Beckwith Street.

To add extra accommodation to the rear of the lane with the extra cars that will appear will only add to the parking problems that already exist due to the school at the end of the street.

Whilst on that subject is Council aware that at 8.30 am every weekday the lights at Johnson Street and Fitzmaurice Street allow the logjam of schoolbuses and gigantic Suvs trying to get to Tarcutta Street approximately 4 seconds to get across the intersection ?

yours sincerely





**From:** [REDACTED]  
**Sent:** Tue, 3 Mar 2020 14:10:47 +1100  
**To:** City of Wagga Wagga  
**Cc:** [REDACTED]  
**Subject:** [REDACTED]  
**Attachments:** [REDACTED]

Please find attached my letter objecting to this proposed development

[REDACTED]

2/3/2020

Attention: Mr Peter Thompson  
General Manager  
Wagga Wagga City Council

Mr Thompson,

**Re: 21 Wollundry Ave - DA20/0062**

I am writing to you to object to the above development application. The approval of this development will have a negative impact on both the surrounding properties and on our locality and set a further precedent for more two storey garage developments in Cooedong Lane, which is well within the Conservation Area.

Our grounds for my objections are:

1. There are currently no existing two-storey garages in Cooedong Lane. One two storey garage development has been approved for 17 Wollundry Avenue, in 2019.
2. Following the approval of the two-storey garage for 17 Wollundry Avenue, a number of residents [REDACTED] met with you [REDACTED] to object to this development. The way forward from this meeting, that was proposed, was to have the DCP for the Conservation Area, to be amended [REDACTED] to discourage future development applications seeking to build two- storey garages onto [REDACTED] Cooedong Lane.
3. The approval of this two-storey garage development will set a precedent for future two-storey garage developments along Cooedong Lane. There are currently three houses that could see the new owners of these houses apply to build two-storey garages in Cooedong Lane. Two-storey garages will see a loss of privacy to adjoining neighbours and also see the parking of additional cars, that will impact on how the residents are able to move into and out of their houses, that are accessed by Cooedong Lane.
4. The two-storey garage development is higher than all the other current structures facing onto Cooedong Lane and Wollundry Avenue. It is our understanding from reading the Wagga Wagga Development Control Plan (DCP 2010) that within the residential precinct (section 3.3.2) one objective is to ensure that 'new work is sympathetic to bulk, mass and scale of

characteristic buildings in the conservation area. We believe this proposed two-storey garage is not consistent.

5. The actual proposed height of the proposed building was never been displayed in plans or shown to the residents. Individual heights from the plans add up to see the height to be at least 5.6 metres, but this does not include the top roof section, which does not have a measurement.
6. The Development Application does not include a Shadow Diagram. The Minor Residential Development Guideline in Section 1.5 on page 4 says this needs to be provided.
7. There is no Statement of Heritage Impact provided in the Development Application, even though this development is well with the Conservation Area.
8. The percentage of the site covered by both the extensions to the main house and the proposed two storey garage would appear to be in excess of that allowed by WWCC Planning Regulations. The WWCC On-Line copy of this Development Application has all diagrams that show both the proposed extensions to the main house as well as the two-storey garage, blacked out. This makes it hard to assess the percentage of the site area covered by buildings.

Thank you for your attention to my above objections to this development.

Yours Sincerely



**From:** [REDACTED]  
**Sent:** Mon, 2 Mar 2020 23:31:57 +1100  
**To:** Councillor Yvonne Braid;Councillor Kerry Pascoe;Councillor Vanessa Keenan;Councillor Paul Funnell;Councillor Greg Conkey;Councillor Rod Kendall;Councillor Dan Hayes;Councillor Dallas Tout;Councillor Tim Koschel  
**Cc:** City of Wagga Wagga  
**Subject:** Application No: DA20/062 - 21 Wollundry Ave, Wagga Wagga  
**Attachments:** 21 Wollundry Ave - DA Exhibition Docs.pdf, FW: 21 Wollundry Ave - DA20/0062 - Attention Mr Peter Thompson, General Manager, Wagga Wagga City Council

Hello Councillors,

**RE: DA20/062 – 21 Wollundry Ave, Wagga Wagga**

Please accept this email as a submission of objection to the development application for a two-storey garage with additional residence at 21 Wollundry Ave, Wagga Wagga.

[REDACTED]  
Recently, [REDACTED] received the attached Development Application and are extremely concerned about this application, with any written submissions to be received by Council by 3<sup>rd</sup> March 2020. It should be noted that this application is similar in size and usage to the applicant's recent development application/approval for 17 Wollundry Ave, Wagga Wagga.

Again, this application has angered many of the local residents as did the previous application. The development application for 17 Wollundry Ave was approved by Wagga Wagga City Council, despite the application not complying with the Wagga Wagga DCP 2010. To-date, this building has not commenced. From the attached plans, you will note that the two-storey building will be over 6 metres tall and will be an incredible eye-sore along an iconic lane that is the only access to the southern residents of Cooedong Lane, the southern houses facing Wollundry Lagoon. Again, in similar lack of disclosure, the height of the finished two-storey building is not displayed on the plans provided in the plans – why? It needs to be asked here, how can the Councillors vote to approve this development if the finished height of the two-storey garage is not known, or at least disclosed to the surrounding residents.

The areas of concern are:

- **Heritage.**

Cooedong Lane is a laneway that is unique in this area as this is the one of only a few blocks in Wagga where houses are adjacent to a waterway. Also, this area is of heritage significance due to the age of many of the building along this lane, on both sides of Cooedong Lane.

To approve this application for a building of over 6 metres is setting a dangerous precedent that could affect the future tranquillity of this area. A building of two and a half to three metres in height is more appropriate for this property. All existing garages along this lane are single-storey and there is no justification to change this street scape.

- **Height of Building as in Plans Provided.**

The plans provided by the applicant do not disclose the finished height of the two-storey building. Within the Wagga Wagga DCP 2010, the objectives state:

(03) Encourage new buildings to respond positively to the character of adjoining and nearby buildings.

(04) Ensure that new work is sympathetic to the bulk, mass and scale of characteristic buildings in the conservation area.

The concern here is not the height of the building where the “the part of a roof that meets or overhangs the walls of a building” (definition of eave), but the height of the complete building, this being potentially over 6 metres. The overall height of this building is not shown in any of the plans attached to the letter provided by Council. Can the applicant or the applicant’s building designer please amend the plans to show the overall height of the building, with these amended plans to be supplied to all persons that received the attached letter from Council. This needs to be done before the Council can consider this application.

The proposed building will definitely not be in character of the adjoining and nearby building, due to the bulk, mass and scale of this two-storey building.

- Applicants’ Reference to the Development Approval at 17 Wollundry Lane.

In the development application, the applicant has made various references to “a number of existing large garage structures existing and under construction in this section of Cooedong laneway, with a similar secondary dwelling recently approved nearby.” (Pg 3 “Description of residence contribution to streetscape”)

This “recently approved similar secondary dwelling” is referring to 17 Wollundry Ave, which belongs to the applicant (and/or family) and has not even been built.

How can the Councillors consider this previous approval when they cannot physically see the finished building? From a transparency point of view, this application should be assessed only when the “secondary dwelling structure” at 17 Wollundry Ave is built. And only then, all will see how totally out-of-character this building will be within the conservation area of Cooedong Lane.

The development approval for 17 Wollundry Ave was discussed at a meeting [REDACTED] attended by Peter Thompson – General Manager, Councillor Yvonne Braid and Councillor Kerry Pascoe (representing Wagga Wagga City Council), along with a number of residents of Cooedong Lane. [REDACTED] At this meeting, Peter Thompson stated that Council would amend the Wagga Wagga DCP 2010 to ensure that no other two-storey developments in Cooedong Lane could be approved. This was agreed to by all at the meeting. Apparently, Peter Thompson some days later contacted [REDACTED] to state that these proposed changes to the Wagga Wagga DCP 2010 had been “delayed”.

[REDACTED]

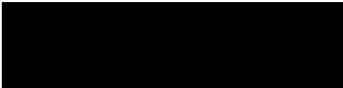
It should also be noted that the same applicant (and/or family) owns 19 Wollundry Ave, between 17 & 21 Wollundry Ave. Currently there is a single-storey garage being built on this site. An issue here is that this structure is on a slab that raises the floor approximately 200mm above the ground level. Has this extra 200mm been factored into the plans for both 17 & 21 Wollundry Ave. Again, from a transparency point-of-view, the height needs to be shown on the plans.

The need to protect the heritage features of this laneway and its adjoining properties is essential and to approve a two-storey building will destroy these features. Single-storey is sufficient.

I understand that the neighbours have no objection to the applicant building a single-storey garage, as is currently built at every other property in Cooedong Lane, but strongly object to a second storey being added.

Thank You



**From:**   
**Sent:** Sun, 1 Mar 2020 11:33:43 +1100  
**To:** City of Wagga Wagga  
**Subject:** DA 20/0062. 21 Wollundry Ave, WAGGA wWagga, Lot 2 DP543802

Dear Ms Condron,

With regard to the above proposal, I wish to register an objection to yet another inappropriate building along Cooedong Lane.

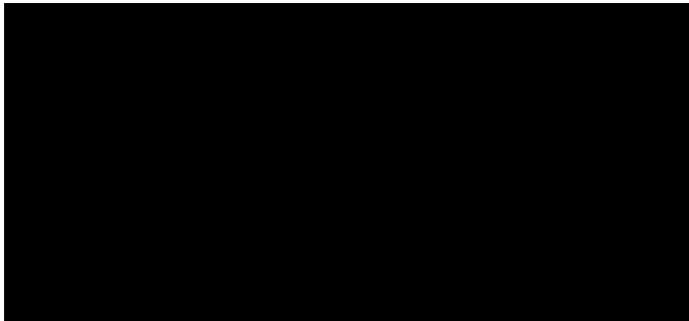
This Laneway is the only access to the Wollundry Ave houses facing the Lagoon.  
Further traffic congestion will only exacerbate an already existing problems with dangerously parked cars along the lane.

Fire trucks, Ambulances and Police cars, when needed, would experience great difficulty in reaching a potential catastrophe. Particularly if all are needed at the same time.

Further spoiling by over building in this resident area only adds to the devaluation of surrounding properties.

I ask the Councillors and Planning Authorities to take into consideration, the safety and quality of life of the residents along Cooedong Lane.

Yours sincerely,

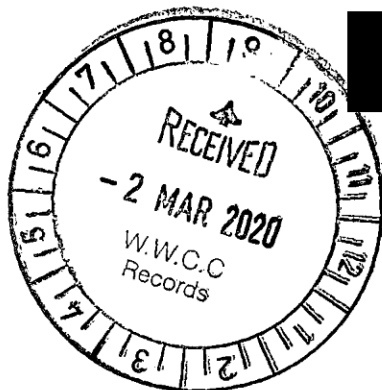


[REDACTED]

Re: Development on Boedong Lane.

Dear Sir,

Development was already under way before your letter arrived. He unsuccessfully objected to the previous building mainly because of the lack of parking and no access for emergency vehicles. Awaiting your reply.





**From:** [REDACTED]  
**Sent:** Wed, 26 Feb 2020 21:53:14 +1100  
**To:** City of Wagga Wagga  
**Subject:** Attention: Jessica Facey DA20/0062 File No: D/2020/0062  
**Attachments:** I am writing to express our objections and concerns regarding the above proposed development at 21 Wollundry Avenue.docx

[REDACTED]

I am writing to express our objections and concerns regarding the above proposed development at 21 Wollundry Avenue. [REDACTED]  
[REDACTED]

We have two objections/concerns about the plans;

1. The overall height and dimensions of the proposed garage/secondary residence, which will overshadow our block. If the property is currently a single residence (as described in the application) and will remain so, why is there a need for a large secondary residence above the garage? We have concerns that this secondary residence will become a rental space, and the traffic and parking in the lane will suffer further.
2. Our second area of concern relates to [REDACTED] the developer, Mr Dwyer, [REDACTED] [REDACTED] Mr Dwyer obtained a DA for 19 Wollundry Avenue in July 2010, and since then the site has been a building site of rubble, mess, misplaced safety fencing and unfinished guttering.

Amongst all this [REDACTED]

- No boundary fence on the eastern side ( this was removed [REDACTED]  
[REDACTED]
- [REDACTED]
- There were repeated incursions of scaffolding along the eastern boundary between 19 and 21 [REDACTED]  
[REDACTED]
- For at least four years the downpipes and guttering along the western wall of 19 were unfinished, and the plastic temporary downpipes lasted about three months before they blew off or disintegrated. [REDACTED]  
[REDACTED]

- [REDACTED]  
[REDACTED]

[REDACTED] Mr Dwyer as a developer indicates that he has little regard for his neighbours or the surrounding area, [REDACTED]  
[REDACTED]

[REDACTED] I would urge your planning department to come and have a look at the area, and see for yourselves and then imagine living with that alongside you [REDACTED]

Yours sincerely,

[REDACTED]

City of Wagga Wagga  
Christine Condon  
Peter Thompson



Dear Sir,

We are writing about the proposed development on 21 Holliday Av. Wagga Wagga. DA 20/0062 File No 2020/0062.

It does not comply with the Wagga Wagga Environmental Plan or the Wagga Wagga Development Control Plan. It is too big, too high, does not show the overall height of the second dwelling only the same Right. Please submit the Total Height.

This will not help with the parking problems in the lane as it is adding more people and cars in the area. Is it not over filling the block with hardly any green space.

It is probably a waste of my time writing this submission as people who have more than 4 or 5 properties (developers) seem to have more right than the single home owner.